

USL—FIRST MORTGAGE ON REAL ESTATE

JUL 28 12 04 PM 1949

MORTGAGE

OLLIE FARNSWORTH R.M.C.

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: we, -- James L. Hughes and Helen

H. Hughes, (hereinafter referred to as Mortgagor) SEND(\$) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Nine Thousand and no/100 (\$9,000.00) - DOLLARS (\$ 9,000.00), with interest thereon from date at the rate of five per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs

Township, in the City of Greer, on south side of W. Poinsett Street (formerly Emma Street), and on the East side of South Avenue (formerly Westmoreland Avenue), and having a frontage of approximately eighty-six (86) feet on West Poinsett Street. and a depth of approximately two hundred (200) feet; and bounded on the East by lot of E.C.Bailey Estate; South by lot of E.C.Tinsley, and being all of remainder of the home lot (formerly) of W. C. and Floride Watkins, and having the following courses and distances, to-wit:-

Beginning at iron pin on the East side of side-walk of South Avenue, joint corner with E. C. Tinsley, and runs thence with Tinsley line, S 67-53 E ninety and nine-tenths (90.9) feet to iron pin; thence N 17-16 E three (3) feet to iron pin, joint corner with E.C.Bailey-Est.lot; thence with Bailey Est.line, N 17-16 E two hundred ten and eight-tenths (210.8) feet to iron pin on south side of Poinsett (formerly Emma) Street; thence therewith, N 71-48 W eighty-eight (88) feet to stake on east side of side walk of South Ave; thence therewith S 17-58 W two hundred seven & three-tenths (207.3) feet to beginning; conveyed to us by deed in Bk 341, p. 379.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

Witness:  
James L. Hughes  
Helen H. Hughes

By: Marion E. Langford  
Secretary-Treasurer

RECORDED AND INDEXED BY TROOP  
15 DAY OF August 1949  
10:05 AM 14. 10. 73